

AGENDA  
MEETING OF THE COURT OF COMMON COUNCIL  
February 27, 2017

**ACTION TAKEN**

**COMMUNICATIONS**

1. MAYOR BRONIN, with accompanying resolution concerning authorization jointly with the Pope Hartford Designated Fund to accept a grant from the Connecticut Department of Energy and Environmental Protection for the purpose of developing a community garden.
2. MAYOR BRONIN, with accompanying resolution concerning a request to enter into Executive Session for a brief session and to authorize the settlement of the matter of Harris, et al v. Pia, O'Hare and the City of Hartford.
3. MAYOR BRONIN, with accompanying resolution concerning a request to enter into Executive Session for a brief session and to authorize the settlement of the matter of Kevin Bell Estate.
4. MAYOR BRONIN, with accompanying resolution authorizing the sale of City-owned property at 704 Park Street and 31 Lawrence Street and the execution of an agreement to forgive an outstanding City loan on the property.

**HEARING DATE - Monday, March 20, 2017**

5. MAYOR BRONIN, with accompanying resolution authorizing the City, through its Health & Human Services Department, to enter into contracts with seven entities to provide services to individuals who are co-infected with HIV/AIDS and the Hepatitis-C virus.
6. MAYOR BRONIN, with accompanying resolution concerning authorization to apply for and accept the Fiscal Year 2017 Distracted Driving Enforcement Grant from the Connecticut Department of Transportation, Highway Safety Office
7. MAYOR BRONIN, with accompanying resolution concerning a request to enter into a 15-year tax abatement agreement with Overlook Village Associates, LLC.

**FOR ACTION**

8. Ordinance Amending Section 17-55 - 17-70 (Reserved) to Allow Facility Requirements and Procedures for Nail Salons of the Municipal Code.
9. Substitute Ordinance creating a Registry of Owners of Residential Rental Property Amending Chapter 18, Section 150 of the Hartford Municipal Code.
10. Report with accompanying resolution requesting that all present and future sales of City's Capital Assets, such as livestock or canine should be presented to the Court of Common Council for approval before any transaction is completed.
11. Resolution granting immediate extension (through Resolution and/or Ordinance) of entertainment tax (5% rate) to named and permitted activities and events.
12. Ordinance Amending Chapter 21, Section 21-15 concerning Extended Hours Convenience Store Security of the Municipal Code.
13. Ordinance amending Chapter 2 adding a new Subsection c to Section 2-178 Establishing A Poet Laureate of the Municipal Code.
14. Resolution authorizing the transfer of \$49,900 from the Sundry Account: Non-Operating Department Expenditures to the Mayor's Office for the purpose of hiring a Director for the City's Promise Zone Initiative.

**PROPOSED ORDINANCES**

15. (MAYOR BRONIN) Ordinance amending Chapter 32, Article 18 of the Municipal Code concerning extending the Elderly Tax Relief Program for taxes due on the list of October 1, 2016.

**HEARING DATE - Monday, March 20, 2017**

**RESOLUTIONS**

16. (COUNCIL PRESIDENT CLARKE II) Resolution requesting the Connecticut General Assembly not to approve the removal of 21 beds and mental health services from the Capital Region Mental Health Facility located at 500 Vine Street to the CT Valley Hospital located in Middletown Connecticut.

17. (MAJORITY LEADER CONCEPCION) (MINORITY LEADER BERMUDEZ)  
(COUNCILMAN SANCHEZ) Resolution approving the Operation Prom event free and open to the public to be held on Sunday, April 9th 2017 from 8:00 a.m. to 5:00 p.m. at Hartford City Hall located at 550 Main Street to provide dresses, tuxedos and more to deserving students who otherwise could not afford them.
18. (COUNCILMAN DEUTSCH) Resolution requesting the administration to advertise and put up for sale Dunkin Donuts Park for the price of total development cost plus 6% as soon as possible giving the current "corporate consortium" including Dunkin Donuts, Aetna, Travelers, Yard Goats ownership, Bear's Barbecue, Hooker Brewery, etc. the right of first refusal.
19. (ASSISTANT MAJORITY LEADER GALE) Resolution appointing Avery Buell (R) 196 North Beacon Street, Hartford, CT to the Metropolitan District Commissioner for a term ending December 31, 2021.

**Attest:**

**John V. Bazzano**  
City Clerk



Luke A. Bronin  
Mayor

ITEM # 1 ON AGENDA

February 27, 2017

Honorable Thomas J. Clarke II, Council President, and  
Members of the Court of Common Council  
City of Hartford  
550 Main Street  
Hartford, CT 06103

**RE: Bankside Grove Community Garden**

Dear Council President Clarke:

Attached please find a resolution authorizing the City of Hartford, jointly with the Pope Hartford Designated Fund, Inc. (PHDF), to accept a grant of \$26,400 from the Connecticut Department of Energy and Environmental Protection (DEEP) for the purpose of developing a community garden in the Bankside Grove area of Pope Park.

PHDF, with support from the City of Hartford, applied for grant funds through DEEP's new focus on Urban Green Space and Community Gardens. The grant is unique in that three entities, the State of Connecticut, the City, and PHDF, are all parties to the agreement. Funds will be provided to the City by the State on a reimbursement basis and the City will transfer funds to PHDF once costs are incurred by PHDF. A 50% match is required for this grant and will be provided through in-kind labor and equipment used by the City and PHDF.

Grant funds will be used for site work, installation of drainage, tree root removal, harrowing, soil testing, purchase of mulch and compost, installation of an irrigation system, and purchase or construction of beds, sheds, pathways, and other materials to create a community garden that is accessible to people of varying physical abilities. The Friends of Pope Park have been involved with the planning and are very supportive.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Luke A. Bronin".

Luke A. Bronin  
Mayor

550 Main Street  
Hartford, Connecticut 06103  
Telephone (860) 757-9500  
Facsimile (860) 722-6606

**INTRODUCED BY:**  
Luke A. Bronin, Mayor

**COURT OF COMMON COUNCIL**  
City of Hartford, February 27, 2017

**WHEREAS,** The Connecticut Department of Energy and Environmental Protection (DEEP) has provided the City of Hartford and the Pope Hartford Designated Fund, Inc. (PHDF) with a \$26,400 grant for development and management of a community garden in the Bankside Grove area of Pope Park, and

**WHEREAS,** The grant is unique in that three entities, the State of Connecticut, the City, and PHDF, are all parties to the agreement, and

**WHEREAS,** Grant funds will be provided to the City by the State on a reimbursement basis and the City will transfer funds to PHDF once costs are incurred by PHDF, and

**WHEREAS,** A 50% match is required for this grant which will be provided through in-kind expenses by the City and PHDF, now, therefore, be it

**RESOLVED,** That the Mayor is hereby authorized to execute, on behalf of the City of Hartford a Personal Services Agreement under the Open Space and Watershed Land Acquisition Program with the State of Connecticut for financial assistance authorized by Public Act 2005-228 Section 6(3) to acquire, reclaim or enhance open space for passive recreation, and be it further

**RESOLVED,** That this project (Pope Park Bankside Grove Community Garden USCG-23 2016) is to be managed as open space land pursuant to Section 7-131d of the Connecticut General Statutes, and be it further

**RESOLVED,** That the Mayor is authorized to accept such further sums as may be additionally awarded by the grantor under the same program, for the same authorized contract period, and for the same purposes, and be it further

**RESOLVED,** That the Mayor is authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to receive, contract and expend the above referenced grant funds, and be it further

**RESOLVED,** That no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the Mayor fail to execute the aforementioned agreement or other documents, or to take any of the aforesaid actions, and be it further

**RESOLVED,** That all approvals and authorizations provided hereby are contingent upon, and only shall be effective on and by means of, the parties executing such documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.



**Luke A. Bronin**  
Mayor

ITEM # 2 ON AGENDA

February 27, 2017

Honorable Thomas J. Clarke II, Council President, and  
Members of the Court of Common Council  
City of Hartford  
550 Main Street  
Hartford, CT 06103

**RE: Harris, et al v. Pia, O'Hare and City of Hartford**

Dear Council President Clarke:

Attached for your consideration is a resolution authorizing the settlement of the matter of Harris, et al v. Pia, O'Hare and City of Hartford in the amount of \$885,000.

I would like to request the Council to enter into Executive Session during the Council meeting on Monday, February 27, 2017. A brief session is necessary in order to inform Council members on the status of this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Luke A. Bronin".

Luke A. Bronin  
Mayor

550 Main Street  
Hartford, Connecticut 06103  
Telephone (860) 757-9500  
Facsimile (860) 722-6606

**INTRODUCED BY:**  
Luke A. Bronin, Mayor

**COURT OF COMMON COUNCIL**  
City of Hartford, February 27, 2017

**RESOLVED**, That pursuant to Chapter VIII, Section 3 of the City Charter, the Court of Common Council hereby approves settlement of the: **Harris, et al v. Pia, O'Hare and City of Hartford** matter, in the amount of \$885,000.



**Luke A. Bronin**  
Mayor

ITEM # 3 ON AGENDA

February 27, 2017

Honorable Thomas J. Clarke II, Council President, and  
Members of the Court of Common Council  
City of Hartford  
550 Main Street  
Hartford, CT 06103

**RE: Kevin Bell Estate**

Dear Council President Clarke:

Attached for your consideration is a resolution authorizing the settlement of the matter of Kevin Bell Estate in the amount of \$350,000.

I would like to request the Council to enter into Executive Session during the Council meeting on Monday, February 27, 2017. A brief session is necessary in order to inform Council members on the status of this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Luke A. Bronin", is written over a horizontal line.

Luke A. Bronin  
Mayor

550 Main Street  
Hartford, Connecticut 06103  
Telephone (860) 757-9500  
Facsimile (860) 722-6606

**INTRODUCED BY:**  
Luke A. Bronin, Mayor

**COURT OF COMMON COUNCIL**  
City of Hartford, February 27, 2017

**RESOLVED**, That, pursuant to Chapter VIII, Section 3 of the City Charter, the Court of Common Council hereby approves settlement of the BELL, SHAWN Administrator for BELL, KEVIN, ESTATE matter, in the amount of \$350,000.





Luke A. Bronin  
Mayor

ITEM # 4 ON AGENDA

February 27, 2017

Honorable Thomas J. Clarke II, Council President, and  
Members of the Court of Common Council  
City of Hartford  
550 Main Street  
Hartford, CT 06103

**RE: El Mercado**

Dear Council President Clarke:

Attached for your consideration is a resolution authorizing the sale of City-owned property at 704 Park Street and 31 Lawrence Street (collectively, the "Property") to Mr. Ramon Flores for \$350,000 and the execution of an agreement to forgive an outstanding City loan on the property.

The property at 704 Park Street is the site of El Mercado Marketplace ("El Mercado") and consists of a one-story, 12,363 square foot building that was constructed in 1990. The building is situated on a .55-acre site at the northeast corner of Park and Babcock Streets. The building is fully occupied and houses a local food market and several food vendors. The property at 31 Lawrence Street is a .68-acre vacant parcel used as a surface parking lot for customers of El Mercado and other area businesses.

In March of 1990, the land at 704 Park Street was deeded to the City as an inducement for its assistance in financing the construction of El Mercado by Park Street Market Associates Partnership (PSMA). At the time, the estimated value of 704 Park Street was \$60,000. The City leased 704 Park Street to PSMA to construct and operate the marketplace and leased the surface lot at 31 Lawrence Street to support the operation. The lease expired in April of 2010 and the current operator of El Mercado, Mr. Ramon Flores, wishes to acquire the Property.

An appraisal, commissioned by the City and dated July 27, 2016, valued the land underlying the improvements at 704 Park Street at \$240,000 and 31 Lawrence Street at \$170,000, for a total value of \$410,000. The City proposes to deduct, from the purchase price, the value of the land at 704 Park Street at the time it was conveyed to the City and sell both 704 Park Street and 31 Lawrence to Mr. Flores for \$350,000 in cash.

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The lease agreement between the City and PSMA provided for a Payment in Lieu of Taxes (PILOT) to the City. PSMA made all PILOT payments during the initial term of the lease which terminated in 2010. Partial PILOT payments totaling \$87,350.43 were made subsequent to 2010. As of February 2017, the outstanding PILOT balance is \$248,910.58.

Also in March of 1990, the City provided PSMA with a 20-year loan of \$574,200 from CDBG and UDAG funds for development of El Mercado. The loan was secured by a mortgage on the Property. No payments were made on this loan, which has accrued interest at the rate of 3.4% per annum, resulting in an outstanding balance of principal and interest totaling \$1,093,611.74 as of February 16, 2017.

The Administration is willing to write off the outstanding PILOT balance and execute a mortgage modification agreement (the "Agreement") which will allow for the gradual forgiveness of the original principal amount of \$574,200 over five years.

The terms of the loan forgiveness would be as follows. Twenty percent (20%) of the loan amount would be released on the first anniversary of the execution of the Agreement, provided that the roof at 704 Park Street and the lot at 31 Lawrence Street are repaired. Twenty percent (20%) of the loan amount would be released each subsequent year on the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> anniversary of the execution of the Agreement, provided that 1) there are no outstanding taxes, municipal assessments or other monetary obligations owed to the City of Hartford, 2) the Property is maintained in "blight free" condition, 3) there are no health, safety or building code violations affecting the Property, and 4) the Property continues to meet the needs of the neighborhood as a local food market.

It is in the City's interest to take the above actions for the following reasons. PSMA is a "holdover tenant" under the terms of the expired lease. However, PSMA is no longer an active partnership. Mr. Flores has been managing the market for a number of years and is willing to continue doing so if he is able to purchase the property. Further, he has a commitment from the Small Business Administration for a loan to repair the roof and make other urgent repairs, but cannot close on the loan until the purchase is finalized. Not only does Mr. Flores have no obligation to pay the outstanding amounts owed by PSMA, El Mercado does not have the financial capacity to pay them. Should the City decide not to proceed with the transactions outlined in the resolution, it is very possible that Mr. Flores will be unable to continue operation of the business and the City will be responsible for either operating El Mercado, selling the business, or closing the market. Any of these options would be extremely harmful to the community surrounding El Mercado, the Frog Hollow neighborhood, and the City. Therefore, I strongly recommend Council's favorable action on the attached resolution.

Respectfully submitted,



Luke A. Bronin  
Mayor

**INTRODUCED BY:**  
Luke A. Bronin, Mayor

**COURT OF COMMON COUNCIL**  
City of Hartford, February 27, 2017

**WHEREAS,** In 1990, the City of Hartford was deeded property at 704 Park Street, as an inducement for City assistance in financing the construction of a marketplace at that location and said land had an estimated value of \$60,000; and

**WHEREAS,** The City also owned 31 Lawrence Street and, in 1990, entered into a lease agreement with Park Street Market Associates Partnership (PSMA) for use of 704 Park Street and 31 Lawrence Street (collectively "the Property") for construction of El Mercado Marketplace ("El Mercado"), and a parking lot respectively; and

**WHEREAS,** The lease agreement required that PSMA make Payments in Lieu of Taxes (PILOT) to the City and \$248,910.58 is currently outstanding, and

**WHEREAS,** In March of 1990, the City also provided PSMA a 20-year loan in the amount of \$574,200 using Community Development Block Grant (CDBG) and Urban Development Action Grant (UDAG) funds and the Property is currently encumbered by the mortgage in the original principal amount; and

**WHEREAS,** The lease expired in 2010 and the current operator of El Mercado, Mr. Ramon Flores, has expressed his intent to exercise the option to purchase the properties as contemplated by the lease agreement and has requested forgiveness of the outstanding PILOT amount and a mortgage modification agreement; and

**WHEREAS,** An appraisal commissioned by the City and dated July 27, 2016 valued the land underlying the improvements at 704 Park Street at \$240,000, and valued 31 Lawrence Street at \$170,000; and

**WHEREAS,** . The City is willing to credit the value of the land at 704 Park Street at the time it was conveyed to the City (\$60,000) from the present value (\$410,000), and sell both 704 Park Street and 31 Lawrence to Mr. Flores for \$350,000 in cash; and

**WHEREAS,** In order to ensure that El Mercado continues as a viable and successful operation on Park Street, the City will agree to write off the PILOT balance and subordinate the existing mortgage to financing to be obtained by Ramon Flores for purchase money and money for capital improvements and repairs at the time of closing on the sale; and

**WHEREAS,** The City and Ramon Flores are willing to execute a mortgage modification agreement which would allow for the forgiveness of said mortgage loan over a five-year period under the following conditions:

- i. No interest or principal payments will be made on said mortgage and twenty percent (20%) of the loan amount would be released on the first anniversary of the execution of the Modification Agreement, provided that the roof at 704 Park Street and the lot at 31 Lawrence Street are repaired, and

- ii. Twenty percent (20%) of the loan amount would be released each subsequent year on the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> anniversary of the execution of the Modification Agreement, provided that 1) there are no outstanding taxes, municipal assessments or other monetary obligations owed to the City of Hartford; 2) the Property is maintained in "blight free" condition; 3) there are no health, safety or building code violations affecting the Property; and 4) the Property continues to meet the needs of the neighborhood as a local food market, and
- iii. If the owner must borrow additional funds to repair or maintain the premises in a "blight free" condition and insure no health, safety or building code violations affect the property, or to make any capital improvements to the property, the City agrees to further subordinate said mortgage to any such new financing.

now, therefore, be it

**RESOLVED**, that the Mayor is authorized to execute any and all manner of documents and to take such actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to sell the properties at 704 Park Street and 31 Lawrence Street to Ramon Flores for \$350,000 in accordance with the terms described herein; and be it further

**RESOLVED**, that the Mayor is authorized to execute any and all manner of documents and to take such actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to modify the mortgage agreement as set forth herein; and be it further

**RESOLVED**, that no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the Mayor fail to execute the aforementioned agreement or other documents, or to take any of the other aforesaid actions; and be it further

**RESOLVED**, that all approvals and authorizations provided hereby are contingent upon, and only shall be effective on and by means of, the parties executing such documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.



**Luke A. Bronin**  
Mayor

ITEM # 5 ON AGENDA

February 27, 2017

Honorable Thomas J. Clarke II, Council President, and  
Members of the Court of Common Council  
City of Hartford  
550 Main Street  
Hartford, CT 06103

**RE: HCV Contracting**

Dear Council President Clarke:

Attached for your consideration is a resolution authorizing the City, through its Health & Human Services Department, to enter into contracts with seven entities to provide services to individuals who are co-infected with HIV/AIDS and the Hepatitis-C virus.

For the past twenty years, the City of Hartford has received Ryan White grant funds to provide medical and support services to people living with HIV/AIDS in Hartford, Tolland, and Middlesex Counties. Currently, the City contracts with The Hospital of Central Connecticut, Hartford Hospital/Brownstone Clinic, Charter Oak Health Center, Community Health Services, Rockville General Hospital, University of Connecticut Health Center, and Connecticut Specialty Group/CT Children's Medical Center to provide Ryan White services. These contractors were selected through a competitive process overseen by the Procurement Division.

The City has now been awarded a \$1.4 million federal grant for the purpose of improving health outcomes for racial and ethnic minorities who are co-infected with HIV/AIDS and Hep-C (HCV). The Council approved the acceptance of this grant by resolution dated December 12, 2016. The Hartford Department of Health & Human Services and the Procurement Division have determined that the most efficient and effective way to provide HCV services is through the Ryan White providers currently under contract with the City. The attached resolution authorizes the Administration to take this approach. In order to begin providing HCV services in a timely fashion, we ask that the Council act on this resolution at your meeting of February 27, 2017.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Luke A. Bronin", is written over a horizontal line.

Luke A. Bronin  
Mayor

550 Main Street  
Hartford, Connecticut 06103  
Telephone (860) 757-9500  
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**INTRODUCED BY:**  
Luke A. Bronin, Mayor

**COURT OF COMMON COUNCIL**  
City of Hartford, February 27, 2017

**WHEREAS,** Since 1996, the City of Hartford has received Ryan White Part A grant funds from the U.S. Department of Health & Human Services (HHS) which are used to provide medical and support services, through contracts with local service providers, to people living with HIV/AIDS in Hartford, Middlesex and Tolland Counties, and

**WHEREAS,** On December 12, 2016, the Court of Common Council adopted a resolution authorizing the Mayor to apply for and accept an additional grant of \$1.4 million from H&HS, through its Special Projects of National Significance (SPNS) Program to improve health outcomes for racial and ethnic minorities who are co-infected with HIV/AIDS and the Hepatitis-C virus (HCV), and

**WHEREAS,** SPNS funds will be used to increase screening for HCV, training and education of patients, and to increase access to care and treatment as well as to build the capacity of hospitals and health centers to provide treatment, and

**WHEREAS,** The City's Health & Human Services Department, in conjunction with the Procurement Office, has determined that the most efficient and effective way to provide these services is through the Ryan White local service providers currently under contract with the City, now, therefore, be it

**RESOLVED,** That the Mayor is hereby authorized to contract with The Hospital of Central Connecticut, Hartford Hospital/Brownstone Clinic, Charter Oak Health Center, Community Health Services, Rockville General Hospital, University of Connecticut Health Center, and Connecticut Specialty Group/CT Children's Medical Center to provide the services funded through the SPNS grant, and be it further

**RESOLVED,** That the Mayor is authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to effectuate the above transactions, and be it further

**RESOLVED,** That no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the Mayor fail to execute the aforementioned agreement or other documents, or to take any of the aforesaid actions, and be it further

**RESOLVED,** That all approvals and authorizations provided hereby are contingent upon, and only shall be effective on and by means of, the parties executing such documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.



Luke A. Bronin  
Mayor

ITEM # 6 ON AGEND

February 27, 2017

Honorable Thomas J. Clarke II, Council President, and  
Members of the Court of Common Council  
City of Hartford  
550 Main Street  
Hartford, CT 06103

**RE: Distracted Driving Grant**

Dear Council President Clarke:

Attached, for your consideration, is a resolution authorizing the Mayor to apply for and accept the Fiscal Year 2017 Distracted Driving Enforcement Grant, in the amount of \$56,100, from the Connecticut Department of Transportation, Highway Safety Office.

The objective of this program is to reduce the number of crashes, injuries and fatalities that result from distracted driving and bring Hartford closer to *Vision Zero*, which recognizes that no loss of life due to automobile accidents is acceptable. Grant funds will be used to fund overtime requirements related to enforcement activities at locations determined by the Hartford Police Department, which will include areas that experience a high volume of serious accidents.

The grant agreement stipulates that the operation of this selective traffic enforcement program shall be above and beyond the normal and special patrol activities scheduled during the program period of April 4 through August 16, 2017. The grant further requires that the City provide matching funds in the amount of \$18,700. This match will be provided in the form of the fringe benefits (54.91%) of officers taking part in this program.

Distracted Driving grant funding was not scheduled to be allocated this year. However, CT DOT has made the grants available to selected communities, including Hartford. In order to begin enforcement by the start date of the grant, I respectfully ask that Council act on the attached resolution at your next meeting. Twenty-five percent of Distracted Driving related fines collected are returned to the City of Hartford.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Luke A. Bronin".

Luke A. Bronin  
Mayor

550 Main Street  
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**INTRODUCED BY**  
Luke A. Bronin, Mayor

**COURT OF COMMON COUNCIL**  
City of Hartford, February 27, 2017

**WHEREAS,** The Connecticut Department of Transportation awards grants to municipalities for enforcement activities undertaken to reduce the number of crashes, injuries and fatalities from distracted driving behaviors, and

**WHEREAS,** Grant funds will be used by the Hartford Police Department to conduct high visibility enforcement to reduce the volume of fatalities and injuries resulting from distracted driving between April 4 and August 16, 2017, now, therefore, be it

**RESOLVED,** That the Mayor is hereby authorized to apply for and accept the Fiscal Year 2017 Distracted Driving High Visibility Enforcement Grant in the amount of \$56,100 from the Connecticut Department of Transportation's Highway Safety Office, and be it further

**RESOLVED,** That the City will provide the required local match of \$18,700 through the provision of fringe benefits to officers participating in the program, and be it further

**RESOLVED,** That the Mayor is authorized to accept such further sums as may be additionally awarded by the grantor under the same program, for the same authorized contract period, and for the same purposes, and be it further

**RESOLVED,** That the Mayor is authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to receive, contract and expend the above referenced grant funds, and be it further

**RESOLVED,** That no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the Mayor fail to execute the aforementioned agreement or other documents, or to take any of the aforesaid actions, and be it further

**RESOLVED,** That all approvals and authorizations provided hereby are contingent upon, and only shall be effective on and by means of, the parties executing such documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.





ITEM # 7 ON AGENDA

**Luke A. Bronin**  
Mayor

February 27, 2017

Honorable Thomas J. Clarke II, Council President, and  
Members of the Court of Common Council  
City of Hartford  
550 Main Street  
Hartford, CT 06103

**RE: Willow Creek Tax Abatement**

Dear Council President Clarke:

Attached for your consideration is a resolution authorizing the City of Hartford to enter into a 15-year tax abatement agreement with Overlook Village Associates, LLC for 62 rental housing units being developed at 421 Granby Street to be known as Willow Creek.

Overlook Village Associates, LLC ("Overlook") has entered into a 65-year lease agreement with the Housing Authority of the City of Hartford for redevelopment of a 10.4 acre parcel of the 61.5 acre site currently known as Chester A. Bowles Park. Upon completion, Willow Creek will consist of 62 affordable rental apartments within sixteen 2-3 story buildings providing a unit mix of flat and townhouse apartments in a variety of 1, 2, 3, and 4-bedroom units. The project will also include a community building which will house a community room with a kitchenette, computer/business center, exercise facility, sitting area, and laundry facility. The total development budget is \$27,648,107 with a construction budget of \$24,832,278. Construction will commence in 2017 and be completed in late 2018. Overlook has committed to set aside 15% of the total construction project cost for certified Minority & Women Business Enterprises, assure that no less than 15% of total project work hours by trade will be worked by minority and or women trade workers, and assure that no less than 30% of total project work hours will be worked by Hartford residents.

Because the lease between the Housing Authority and Overlook is more than 50 years in length, the improvements are taxable. Taxes on Willow Creek units are estimated at \$123,453.39 per year or \$1,991 per unit. Overlook requested an annual tax payment of \$37,200 or \$600 per unit for a 15-year term. Staff recommends and the developer has agreed to an annual tax payment of \$49,600 or \$800 per unit for years 1-10 and a minimum annual tax payment of \$37,200 (\$600/unit) with a maximum tax payment of \$49,600 (\$800/unit) in years 11-15. The range for payment in years 11-15 is to assure that the developer can meet the debt service coverage ratio requirements of the Low Income Housing Tax Credit Program, which the developers are utilizing to keep rents affordable to households at 25%, 50% and 80% of the Area Median Income. Overlook will have the option to construct an additional 12 units on the site. These units would be subject to the same abatement agreement. The Tax Abatement Committee approved this abatement at their meeting of February 22, 2017.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Luke A. Bronin".

Luke A. Bronin  
Mayor

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**INTRODUCED BY:**  
Luke A. Bronin, Mayor

**COURT OF COMMON COUNCIL**  
City of Hartford, February 27, 2017

**WHEREAS,** Willow Creek Apartments Phase I Rental is a 10.4-acre development of 62 affordable rental housing units and a community facility to be developed by Overlook Village Associates, LLC (the "Developer") at 421 Granby Street, (the "Property"), and

**WHEREAS,** The Property is owned by the Housing Authority of the City of Hartford which proposes to lease the Property to the Developer for 65 years, and

**WHEREAS,** The Developer has submitted an application for a 15-year tax abatement which documents the need for tax relief and the Tax Abatement Committee has recommended such an agreement, and

**WHEREAS,** This abatement is authorized under C.G.S. Section 8-215 for low and moderate income housing, and all units will be occupied by tenants with low or moderate incomes, now, therefore, be it

**RESOLVED,** That the Mayor is hereby authorized to enter into a Tax Abatement Agreement (the "Agreement") with Overlook Village Associates, LLC for the Property, subject to the following conditions:

- The term of the Agreement shall not exceed fifteen (15) years from the date on which the first temporary certificate of occupancy (TCO) or permanent certificate of occupancy (CO) whichever is earlier issued on the property.
- Developer will pay prorated real estate tax on any improvements that receive TCO or CO for the fiscal year such is issued during the construction phase.
- Developer will pay eight hundred dollars (\$800.00) per unit per year for a total of \$49,600.00 per year during years one through ten of the Agreement.
- In years 11 through 15, developer will pay the greater of six hundred dollars (\$600) per unit/year for a total of \$37,200.00 per year or any net operating income (NOI) that will result in a Debt Service Coverage Ratio higher than 1.15, but not to exceed \$800/unit.
- After the initial year, the unabated taxes shall be subject to a 2% increase per unit per year in each year the City upwardly adjusts the Grand Levy (e.g., the amount of revenue raised by property taxes in a fiscal year), with the 2% increases being effective July 1<sup>st</sup> of each year as applicable.
- Units shall remain affordable for the duration of the tax abatement period.
- The Agreement shall be non-assignable, non-transferable without written consent of the Mayor of the City of Hartford.

- Notwithstanding anything to the contrary in this Agreement, City agrees that this Agreement shall automatically transfer and inure to the benefit of any party succeeding to the interest of the Owner under this Agreement. as a result of a foreclosure of a mortgage encumbering the Property or a transfer in lieu of foreclosure or realizing on a pledge or security interest of the equity interests in such Owner (including, without limitation, replacement of the managing member of such Owner), and if such transferee is a bank or other financial institution, such rights shall automatically transfer and inure to the benefit of any party immediately succeeding to the interest of such bank or other financial institution.
- Upon any future sale or refinance, during the term of the abatement payment shall be made to the City of 10% of the net sales proceeds, or equity recapture, not to exceed the total of abated taxes.
- During construction, Developer will comply with Article XII, Section 2-680 of the Hartford Municipal Code, Hartford Affirmative Action Plan / Equal Employment Opportunity which requires Developer to set aside 15% of the total construction project cost for certified Minority & Women Business Enterprises, assure no less than 15% of total project work hours by trade will be worked by minority and or women trade workers, no less than 30% of total project work hours to be worked by Hartford Residents.

**RESOLVED**, That the Mayor is authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate and in the best interest of the City in order to effectuate the above transaction, and be it further

**RESOLVED**, That no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the Mayor fail to execute the aforementioned agreement or other documents, or to take any of the aforesaid actions, and be it further

**RESOLVED**, That all approvals and authorizations provided hereby are contingent upon and only shall be effective on and by means of, the parties executing such documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.

Introduced by: Councilman Larry Deutsch

HEADING  
AND  
PURPOSE**AN ORDINANCE AMENDING SECTION 17-55—17-70. (RESERVED) TO ALLOW  
FACILITY REQUIREMENTS AND PROCEDURES FOR NAIL SALONS**COURT OF COMMON COUNCIL  
CITY OF HARTFORD

January 9, 2017

Be It Hereby Ordained by the Court of Common Council of the City of Hartford:  
That Chapter 17 Section 55 of the Hartford Municipal Code is hereby amended as follows:

**Chapter 17 Health and Sanitation****Sec.55. Mandatory procedures for maintaining a healthy nail salon****SECTION I. PURPOSE**

To establish a standardization of the practice of professional nail enhancement in order to protect the health of nail technicians, clients, and visitors of nail salons from the risk of injury or infection due to unsanitary conditions and exposure to hazardous chemicals.

**A. United States Department of Labor OSHA requirements - Safety Data Sheets (SDS);  
Material Safety Data Sheets (MSDS); and Chemical Storage**

1. The following categories of chemical products, if present in the salon, must be stored in closable containers properly labeled with the product/chemical name (this includes smaller dispensing bottles as well as original packaging) and must have a Safety Data Sheet (SDS, formerly Material Safety Data Sheet or MSDS) available and on file in the salon:
2. SDSs must be available and accessible to salon employees at all times. The Office of Environmental Health recommends a salon maintain all SDSs in a binder or file folder in a central location that is easily accessible to employees and Office of Environmental Health inspectors.
3. An SDS for a chemical product is available from the distributor and/or manufacturer of the product and should be obtained at the time of purchase. An SDS may also be available on the product manufacturer's website.
4. All flammable chemicals shall be kept away from heat and shall be stored in a flammable storage cabinet in compliance with applicable law and approved fire reference standards when not in use. Applicants must secure all necessary permits from Hartford Fire Department as soon as possible. Whenever possible, small-mouthed dispensers or pump dispensers shall be used.
5. All chemical storage containers (including smaller dispenser bottles as well as original packaging) must be kept closed when not in use.

## B. Eye Wash Station

- 1) The salon eye wash can be either a station connected to the building plumbing and capable of continual operation, a stand-alone system specifically designed and marketed for use as an eye wash station, or a clearly marked station containing two or more personal eye wash bottles. Stand-alone eye wash stations are typically a plastic wall-mounted unit that holds several gallons of sterile water or saline solution while a personal eye wash bottle station may have a plastic or metal shelf that mounts to the wall to hold two or more sealed bottles of sterile saline or water.
- 2) Manufacturer guidelines for installation and maintenance of any stand-alone systems or bottles must be followed to prevent contaminants from getting into the wash water. Eye wash bottle nozzles must remain clean and clear and the water must be replaced regularly. Adhering to the manufacturer recommended water or saline replacement schedule as well as expiration dates is required. Should the liquid in the eye wash device ever become cloudy or odorous, it must be discarded and replaced immediately regardless of the manufacturer recommendation.
  - (a) A hand washing sink is not an acceptable eyewash station.
- 2) The eyewash station cannot be located in the salon bathroom. The eye wash station must be easily accessible to staff and customers within the main work area – within 10 feet of the work area or reachable within 10 seconds.

## C. First Aid Kit

1. A fully stocked basic first aid kit must contain at least the following:

- a. one absorbent compress 32 square in. (no side smaller than 4 in.)
- b. four sterile pads (3 in. by 3 in.)
- c. one triangular bandage (40 in. by 40 in. by 56 in.)
- d. sixteen adhesive bandages 1 in. by 3 in.
- e. five yards of adhesive tape
- f. Antiseptic cream/ointment – at least 10 applications of 0.5g (0.14 fluid oz.) each
- g. Burn treatment cream/ointment – at least 6 applications of 0.5g (0.14 fluid oz.) each
- h. two pairs of medical exam gloves (nitrile preferred)
- i. Alcohol prep pads
- j. Alcohol hand sanitizer
- k. Roll of gauze bandage (2 in. wide)
- l. Instant ice pack
- m. Bandage scissors
- n. Acetaminophen and/or aspirin and/or ibuprofen (at least two of these)
- o. Disposable thermometer or fever strip
- l. Instant ice pack
- m. Bandage scissors
- n. Acetaminophen and/or aspirin and/or ibuprofen (at least two of these)
- o. Disposable thermometer or fever strip

2. The first aid kit must be easily accessible to salon employees and technicians at all times.

#### **D. Single-use Tools**

Single-use tools are any salon tools made of foam, wood, or other porous materials that cannot be effectively cleaned and disinfected between clients and/or are degraded by use on a client. The products must be discarded into a covered, labeled waste container at the work station immediately after use on a single client. Examples of common single-use tools include, but are not limited to toe separators, flip-flops, non-metal cuticle pushers, cotton swabs/balls, non-metal nail file pumice stones, gloves, and waxing sticks/spatulas.

### **Section II: STANDARDS OF PRACTICE**

#### **A. Use of Gloves**

1. Gloves provide a barrier between the employee and the client or chemicals with which he/she is working. Some individuals may have latex allergies, therefore, nitrile exam gloves are recommended.
2. Some gloves have stronger resistance to penetration by certain chemicals. For most chemical handling, nitrile is the best choice. However, when handling acetone, latex gloves should be used because acetone breaks through nitrile gloves faster than latex. In the event of a latex allergy or allergy to natural rubber products, you may double glove (layer 2 pairs of gloves on top of one another) with mil nitrile gloves.
3. Gloves must be worn when:
  - a. transferring chemicals from larger storage containers to smaller containers for use at the workstation;
  - b. cleaning and disinfecting work and/or manicuring stations and tools;
  - c. assisting a client or employee in treating a cut or otherwise stopping bleeding; and
4. Gloves should be replaced if they tear during the performance of the above activities and before performing any work on a new client.

### **CLEANING AND DISINFECTING**

#### **A. Hand Washing Sink**

A hand washing sink must be maintained free of debris, utensils and dirt at all times. The sink must supply hot and cold running water and there must be liquid soap and disposable towels at each hand washing sink. Nail technicians must wash their hands thoroughly with hot water and soap (1) prior to the start of each work shift; (2) between each client; (2) any time they are visibly soiled; (3) immediately after toilet use; (4) prior to and after consumption of any food or drink; and (5) at the end of each work shift. Hand washing shall be done as often as necessary to remove contaminants. A nail technician may use alcohol-based hand sanitizer between each client instead of washing with soap and water.

#### **B. Multi-Use Tools**

1. After a tool has been used on a client, preparing it for use on a second client is a 2-step process of cleaning followed by disinfection.

2. Cleaning removes any large debris and readies the tool for disinfection. Cleaning can be done using any form of soap (hand soap, dish detergent, etc.) and water along with physical scrubbing with a brush followed by a thorough water rinse to remove detergent and particulate matter. Wash water must not be reused, but be discarded (down the drain to sanitary sewer) after each batch of tools is cleaned

3. After cleaning, sterilization must be administered by using a properly functioning and verified autoclave meeting the standards below, a US FDA registered dry heat sterilizer used according to the manufacturer's instructions, or one of the alternate methods described below. All salons receiving a permit for the first time after October 17, 2013 must install and use either an autoclave or US FDA registered dry heat sterilizer as described in section "A" below. Those salons that applied for a permit before January 4, 2017 have two years (until October 17, 2015) to meet this requirement and may use the alternate methods described in section VI(3)(b) below until such time as an autoclave or dry heat sterilizer is installed. After that date, or once an autoclave or dry heat sterilizer is installed, the salon must follow the processes described in section VI(3)(a).

Commission staff will offer technical assistance to salons regarding sourcing and procurement of acceptable autoclaves.

a. After Cleaning, all non-disposable instruments must be sterilized using an autoclave or dry heat sterilizer.

Autoclaving means a process that results in the destruction of all forms of microbial life, including highly resistant spores, by the use of an autoclave for a minimum of thirty (30) minutes at a temperature of 270 degrees Fahrenheit. Autoclaves shall be used and maintained according to manufacturer's specifications.

Dry heat sterilization means a process that results in the destruction of all forms of microbial life, including highly resistant spores, by use of a dry heat sterilizer. The most common time-temperature relationships for sterilization with hot air sterilizers are 170°C (340°F) for 60 minutes, 160°C (320°F) for 120 minutes, or 150°C (300°F) for 150 minutes. Dry heat sterilizers shall be used and maintained according to manufacturer's specifications.

Multi-use tools may be sterilized in individual sterilization packs containing a sterilized indicator or internal temperature indicator to verify that the tool has been successfully sterilized by the autoclave. This is the preferred method of sterilizing multi-use tools as they may be stored in their individual sterile packages in a clean drawer until needed when they can be opened onto a cleaned work surface front of the client immediately before use. Regardless of whether a dry heat sterilizer or autoclave is used, it is important to make sure that the sterilization pack used is designed for that machine. Autoclave sterilization bags will not work in a dry heat sterilizer and vice versa. This is due to the fact that autoclaves sterilize by heat and pressure and dry heat sterilizers sterilize by dry heat alone. Alternately, multi-use tools may be sterilized without individual sterile packaging following the manufacturer's operating instructions for the autoclave or dry heat sterilizer being used. Typically, to verify that sterilization conditions have been met, dry heat sterilizers utilize an indicator strip and autoclaves utilize an indicator tape, often referred to as autoclave tape. Please refer to the manufacturer's instructions for whether the indicator strip/tape is appropriate for the machine. A piece of autoclave tape or dry heat indicator strip should be included with each batch of tools to verify that proper temperature was achieved to sterilize the tools. After autoclaving or dry heat sterilizing, the loose tools must be stored either in clean previously unused zipper type storage bags or in clean sealable plastic storage containers that have been cleaned using the same process as outlined below for

cleaning manicure tables until needed to perform service on a client. Storage bags should never be reused and a tool should never be returned to the clean plastic storage bin once taken out for use on a client.

The salon must verify and document the proper functioning of the autoclave on a regular basis. This may be done following either of these two processes:

- i. At least once per day, an indicator test strips or "autoclave tape" must be processed in the autoclave or dry heat sterilizer along with any tools being sterilized. These test strips/indicators/tape generally change color when exposed to sufficient temperatures to achieve sterile conditions; the salon should refer to the individual product instructions for specific details. The salon must maintain a log book of these daily tests that notes for each test the date and time the test strip was run, the type of treatment method (dry heat sterilizer or autoclave), the model and serial number of the device used, the brand and product name of the test strip or indicator used, the printed name and signature of the person running the test, and the result of the indicator after the cycle. Hartford Health & Human Services inspectors will examine this log book during any inspection of the salon. Notes for each test must be kept for at least one year, or;
- ii. An independent commercial testing laboratory contracted by the salon shall perform monthly biological spore testing of the Autoclave. A provision shall be included in the contract between the salon and the commercial testing laboratory requiring the commercial testing facility to notify the Commission of any failure of the Autoclave to eradicate all living organisms, including spores. The salon must keep a log book containing the laboratory reports of the monthly testing that is available for review by H&HS inspectors during any inspection of the salon. Test results must be kept for at least one year.

b. Those salons that applied for a permit under the regulations before DATE HERE have two years (DATE HERE) to meet the requirement for installation and use of an autoclave or dry heat sterilizer and may use one of the following alternate methods. In the interim period before an autoclave is procured, Commission staff may conduct additional inspections to ensure that existing disinfecting methods are being used in compliance with the regulation and established standards. These existing methods that may be used in the interim period include:

- i. Immersion/soaking/rinsing the tool(s) in an EPA-registered bactericidal, fungicidal, and virucidal disinfectant (with the exception of formalin which may not be used) following the manufacturer directions for use in disinfecting objects. This should be followed by a thorough rinse with clean, cold tap water. The tool(s) can then be dried with disposable paper towels.
- ii. Soaking for ten (10) minutes in a mixture of 10% chlorine bleach and tap water that is freshly prepared on a daily basis. No other chemicals may be mixed into this solution as mixing chemicals may reduce the effectiveness of the solution as a sanitizing agent and may create a hazardous exposure for workers and clients or similar dangerous reaction. This soak should be followed by a thorough rinse with clean, cold tap water. The tool(s) can then be dried with disposable paper towels.
- iii. Soaking for ten (10) minutes in a solution of 70% or greater isopropyl alcohol that is fresh every day. No other chemicals may be combined with this solution as mixing chemicals may reduce the effectiveness of the solution as a sanitizing agent and may create a hazardous



exposure for workers and clients or similar dangerous reaction. This soak should be followed by a thorough rinse with clean, cold tap water. The tool(s) can then be dried with disposable paper towels.

c. After use of any one of these disinfection methods, the tools must be stored either in clean previously-unused sealable storage bags or in clean sealable plastic storage containers that have been cleaned using the same process as outlined below for cleaning manicure tables until needed to perform service on a client. Storage bags should never be reused and a tool should never be returned to the clean plastic storage bin once taken out for use on a client.

4. Any substance that comes in contact with a client, including wax used for the removal of body hair shall be free and clear from contaminants. Measures must be taken to ensure that any substance or implement that comes in contact with a client, including wax, is not contaminated between customers. Any such substance must either be poured into a container that is used only for one individual client and is replaced or sterilized between clients, or, alternatively, if using a common container that is used for more than one client, a single use tool must be used and discarded after each contact with a client's skin.

5. Ultraviolet light boxes are NOT an effective means of disinfection and MAY NOT be used as a method of cleaning or disinfecting multi-use tools and may not be present in a salon. This prohibition does not include light boxes used solely to dry or cure nails.

6. Disinfectants must be prepared as specified. No other chemicals may be included in the water, as it could be hazardous to nail technicians and clients.

7. Once disinfected, tools should be stored in a clean sanitary drawer, cabinet, or box (cleaned at least once daily following the procedures outlined below for Manicuring Stations) that can be closed to prevent dust and dirt falling on them until needed for use. Storage in individual zipper closed storage bags in such a clean drawer/cabinet/box is recommended.

### **C. Manicuring Stations**

1. All manicuring stations, including tables, drying stations, and similar surfaces and devices, must be cleaned and disinfected after each client and before use by the next client as follows:

a. Use a damp disposable paper towel to wipe down the entire surface to remove dust, nail clippings, and other debris. Dispose of this towel in the trash.

b. Use either a mixture of 10% bleach in tap water (prepared fresh each day with no other chemicals added to this mix) or 70% or greater concentration of isopropyl (rubbing) alcohol, or an EPA-registered disinfectant (use according to manufacturer instructions) to wipe down the surface using a damp paper towel. Be sure to wet the entire surface with this. Dispose of the paper towel in a lidded trash receptacle.

c. If using alcohol, no other steps are necessary. For any other disinfectant, wipe down the surface one last time with a disposable paper towel damp with tap water to rinse off any disinfectant residue and dry with a second paper towel. Both of these paper towels should be disposed of in a lidded trash receptacle.

#### D. Foot Baths

1. Regardless of type (portable basins, whirlpool foot baths plumbed into the building, etc.), or use of plastic liners, all foot baths should be cleaned after each client in accordance with the following procedures:

- a. Drain the water from the foot spa basin or bowl and remove any visible debris.
- b. Clean the surfaces of the foot spa with soap or detergent. Rinse with clean water and drain.
- c. Disinfect the surfaces with an EPA-registered hospital disinfectant according to the manufacturer's directions on the label. Surfaces should remain wet with the disinfectant for ten minutes or longer if recommended on the product label. A 10% mix of bleach and water (but not other chemical) may be used as an alternative disinfectant. For whirlpool foot spas, air-jet basins, "pipe-less" foot spas, and other circulating spas, fill the basin with water and the appropriate amount of liquid disinfectant (or 10% bleach solution) and turn the unit on to circulate the disinfectant for at least ten minutes.
- d. Drain the footbath and rinse with clean, cold water. For circulating spas, refill with clean hot water, turn the unit on to circulate for at least one minute, and drain the unit.

2. In addition, footbaths must be cleaned nightly upon closure of the salon. For non-circulating foot baths, follow this process:

- a. Drain the basin and remove any visible debris.
  - b. Scrub the bowl with a clean brush and soap or disinfectant (following cleaning directions). Rinse with hot water and drain.
  - c. Disinfect basin surfaces with an EPA-registered hospital disinfectant according to manufacturer instructions or with 10% bleach solution. Surfaces should remain wet with the disinfectant for ten minutes or longer if recommended on the product label.
  - d. Drain the basin, rinse with clean, hot water, and let air dry.
- For whirlpool foot spas, air-jet basins, "pipe-less" foot spas, and other circulating spas follow this process:

- i. Remove the filter screen, inlet jets, and all other removable parts from the basin and clean out any debris trapped behind or in them.
- ii. b. Using a brush, scrub these parts with soap or disinfectant (following cleaning directions).
- iii. c. Rinse the removed parts with clean water and place them back into the basin apparatus.
- iv. d. Fill the basin with clean, hot water and add an EPA-registered hospital disinfectant, following label directions. Turn the unit on and circulate the system with the disinfectant for ten minutes or the length of time recommended on the label, whichever is longer. The whirlpool mechanism of the tub must be operating for the entire disinfection period so the piping and internal components that contain hidden bacteria

- are disinfected.
- v. e. Drain, rinse with hot water, and air dry.

3. The salon must maintain a log book of each nightly cleaning of the foot baths specified in section VI(D)(2). Records of nightly cleanings must be kept for a minimum of one year with each entry including the date/time of the cleaning, printed name and signature of person cleaning, and the number of foot baths cleaned.

### **SECTION III.**

Any new salon, or salon that has applied for the first time for a permit under this regulation after October 17, 2013 shall attain compliance with the minimum ventilation rate specifications set forth in the state regulations. This code sets specific requirements for ventilation of a nail salon including minimum amounts of fresh outdoor air and mechanical exhaust (duct work that blows air out of the salon) that does not recirculate any air back into the salon or other spaces in the building.

The International Mechanical Code can be found online at:  
<http://publiccodes.cyberregs.com/icod/imc/index.htm>

Salons are advised to consult with several licensed and knowledgeable heating, ventilation, and air conditioning (HVAC) contractors on ventilation options before selecting one for installation or making upgrades to existing systems to meet the requirements of the code.

To document compliance with this requirement, the salon must submit with its permit application a report from a duly licensed engineer or contractor, and/or proof of inspection from the City of Hartford's Department of Health and Human Services, showing that the salon's ventilation system meets the minimum ventilation rate requirements. This ventilation system must be in operation any time the salon is open for business.

Any salon that has applied for a permit under this regulation before January 4, 2017 shall have until five years from said date of adoption (i.e., until October 18, 2018) to achieve compliance. In the interim period, the salon must document, as part of its annual permit application, all intermediate steps taken to achieve compliance with this section's ventilation system requirement. These steps can include, but are not limited to, obtaining price quotes from licensed engineers or contractors, submitting applications for financing or other plans for funding the installation of compliant ventilation, or pulling pertinent city permits for the installation. This documentation shall include a timeline for installing ventilation upgrades. Failure to provide adequate documentation of affirmative steps toward meeting this requirement may result in non-issuance of permit renewal.

Additionally, salon owners shall take reasonable steps to improve and maintain air quality and to reduce the level of chemical vapors, mist, or dust within the salon in the interim period before fully compliant ventilation system is installed.

2. Fans that circulate air inside the salon do not qualify as a ventilation system because they do not remove air from the salon or bring in fresh outdoor air.

3. Salon owners are encouraged to call the Health and Human Services department with any questions about the ventilation requirements. The Commission will provide technical assistance in understanding the requirements of the International Mechanical Code as they apply to nail salon ventilation as well as assistance connecting with available resources for the selecting and paying for ventilation equipment

installation.

#### **SECTION IV. PUBLIC HEALTH NOTICE**

1. Every nail salon shall display a public health notice in a manner and location conspicuous to employees, clients, or visitors of the salon upon entry.
2. The public health notice must be permanently affixed and shall be:
  - a. made of durable material;
  - b. at least 8.5 inches by 11 inches in size;
  - c. printed in 12 point or larger type
  - d. in strongly contrasted text on a bright background (for example, black text on a white or yellow background, white text on a dark blue or red background, etc.) to allow for ease of reading; and
  - e. an exact replica of the language included on the office of environmental health
3. An approved public health notice may be obtained from the Department of Health and Human Services 131 Coventry St, Hartford, CT 06112. .

#### **SECTION V. ENFORCEMENT**

1. the Department of Health and Human Services may enforce the provisions of the Regulation through any of the following means:
  - a. inspection of the nail salon prior to permit issuance;
  - b. investigation of a complaint; and/or
  - c. unannounced inspection of the nail salon
2. Owners, business agents, or other persons having control of a nail salon who observe or are made aware of a violation of the Regulation should take all reasonable steps to ensure that the violation is not repeated.
3. A single inspection or investigation may result in multiple citations if multiple violations are found and correspond to different sections or elements of the Regulation.
4. Fines shall be paid within twenty-one (21) days of the date of issuance of the citation at \$99 dollars per day.
5. Notice of a citation may be provided within fourteen (14) calendar days of the violation by:
  - a. in hand service to the owner, business agent, or other person having control of the nail salon; or
  - b. first class mail to the owner, business agent, or other person having control of the nail salon.
6. Fines may be paid by mail or in person in the form of a check or money order made payable to the Department of Health and Human Services 131 Coventry Street Hartford CT 06112. If a check is returned for insufficient funds or account closure, an additional \$25.00 fee will be assessed. In the case of a returned check, all subsequent fines levied must be paid by money order.
7. Failure to pay a fine within twenty-one (21) days will result in an additional \$50.00 late payment

penalty.

8. Complaints under Section 10 of the Regulation may be submitted in writing to The Department of Health and Human Services 131 Coventry Street Hartford CT 06112 or by calling 860-757-4700.

9. All citations and fines issued pursuant to the Regulation may be appealed in accordance with the Department of Health and Human Services' Administrative Appeal Procedures. A copy of such procedures shall be available on the Department of Health and Human Services website at [www.hartford.gov](http://www.hartford.gov) or at the Office of Environmental Health.

#### **SECTION VI. WAIVERS**

1. Requests for waivers from this regulation may be made to the Executive Director of the department of Health and Human Services. All requests for waivers must be made in writing, addressed to Office of Environmental Health, 131 Coventry Street Hartford CT 06112. Requests for waivers must present showing of facts that compliance with a provision of the regulation is not possible due to circumstances that are unique to the salon. Requests must also show that an acceptable level of safety can be achieved in the interim period. Any waiver must be time-limited

This ordinance shall take effect upon adoption by the Court of Common Council.

Introduced by: Council President Thomas J. Clarke II

HEADING  
AND  
PURPOSE

**SUBSTITUTE**

AN ORDINANCE CREATING A REGISTRY OF OWNERS OF RESIDENTIAL RENTAL PROPERTY AMENDING CHAPTER 18, SECTION 150 OF THE HARTFORD MUNICIPAL CODE

COURT OF COMMON COUNCIL,  
CITY OF HARTFORD

November 14, 2016

Be It Ordained by the Court of Common Council of the City of Hartford:

That Chapter 18, Section 150, of the Municipal Code of the City of Hartford be amended as follows:

18-150. Registration of owners of residential rental property.

(a) Purpose. The City of Hartford is committed to protecting the safety, health and welfare of its residents, to eliminating housing deterioration and blight, and to protecting the public from unsafe structures. To that end, the City has adopted ordinances and has performed regulation, inspections and code enforcement concerning the operation and condition of property within its borders. This ordinance requires registrations and disclosure of contacts the City may use to observe due process in notifying owners of conditions on their property. The City will use the registration in the enforcement of housing, building and fire safety codes, for regular or emergency enforcement action and in the interest of public safety in securing or demolishing buildings or relocating people.

(b) Definitions.

For purposes of this ordinance, "Owner" shall mean any natural person who is the record owner of the property, or if the property is owned by a business entity, "Owner" shall mean an officer, manager or member of such entity, and in the case of a trust, a trustee.

For purposes of this ordinance, "contact information" shall include the name, email address, telephone numbers, business and residential address.

18-151. Registration.

(a) Registration required. It shall be unlawful for owners of certain residential rental property located within the City of Hartford to rent such property without registering with the Division of

Licenses and Inspection. Upon adoption of this ordinance the Division of Licenses and Inspections shall notify Owners of the requirements of this ordinance. Failure to receive such notice shall not waive its requirements. Owners shall register using such forms as are provided by the Division of Licenses and Inspections, within sixty days from the effective date of this ordinance. Violation shall be subject to the penalties set out in Section 1-4 of the Municipal Code.

(b) Exempt Owners. The Housing Authority of the City, owners of properties with fewer than three units, and owners of licensed rooming houses, hotels, motels, condominiums, elderly housing, and student dormitories, shall be exempt from the requirements of this ordinance.

(c) Fees. Owners shall pay a fee upon registration. The fee for initial registration upon adoption of this ordinance, or upon a change of ownership, shall be fifty dollars for up to five residential rental units existing at the rental property, plus twenty dollars for every additional unit. After the initial fee in the first year of registration for a particular owner, the annual renewal fee for that owner shall be twenty dollars for the first five units plus twenty dollars for each additional unit. The fees shall apply whether or not the units are occupied.

(d) Term and renewal. Registrations made after the effective date of this ordinance and prior to June 30, 2017 shall expire on June 30, 2018. Thereafter, registrations shall be effective for one year, beginning on July 1, 2018 and expiring on June 30 of each year. Registrations must be renewed annually.

Registrations shall not be transferable. Upon a change of ownership, the new owner shall register within thirty days after taking title to the property.

18-152. Required information. The registration shall require the following information:

- (a) The property address and tax assessor's parcel identification number for the property.
- (b) The number of rental units on the property.
- (c) Owner's name and mailing address.
- (d) Owner's contact information, which shall include residential and business mailing address, telephone number and email address. If the owner is not a natural person, the Owner shall provide the same contact information for each officer, member or manager of any business entity, or in the case of a trust, the contact information for each trustee.
- (e) The contact information of a responsible adult residing in Connecticut, or a company doing business in Connecticut, who or which is and shall be responsible for the care, management and maintenance of the property and is authorized to accept legal process and notices on behalf of the owner if the owner resides or has its principal place of business outside of Connecticut.
- (f) The name and contact information of any person holding a mortgage on the property.
- (g) The name and contact information of the Owner's insurer of the property. The Owner must notify the City in the event of a change or cancellation of insurance on the property.
- (h) The registration form shall be signed by the owner, who shall certify that all the information offered in the registration is true and correct to the best of his or her knowledge and belief, so that any willfully false statement will be subject to penalty under the law for the making of a false statement.

- (i) Proof of insurance including the name of the insurance company, address, business telephone number of the insurance provider along with a copy of the insurance policy,

along with proof of the insurance coverage amount for both liability and fire, that covers at a minimum the value of the property.

This ordinance shall take effect upon adoption.



ITEM # 10 ON AGENDA  
**Court of Common Council**

CITY OF HARTFORD  
550 MAIN STREET  
HARTFORD, CONNECTICUT 06103



Thomas J. Clarke II, Council President  
Julio A. Concepción, Majority Leader  
John Q. Gale, Assistant Majority Leader  
Wildaliz Bermúdez, Minority Leader

John V. Bazzano, Town and City Clerk

Larry Deutsch, Councilman  
Cynthia R. Jennings, Councilwoman  
James Sánchez, Councilman  
Glendowlyn L. H. Thames, Councilwoman  
Jo Winch, Councilwoman

## Report

January 9, 2017

Honorable Thomas J. Clark II, Council President and City Council Members  
550 Main Street room 208  
Hartford, Connecticut 06103

Dear Council President and City Council Members:

The Operations, Management, Budget and Government Accountability Committee regularly scheduled meeting on Monday December 19, 2016 at 5:30 pm in the Council Chambers met to discuss the following referred item as reflected on the committee agenda.

### Item #9

**Resolution requesting that all present and future sales of the City's Capital Assets, such as livestock or canine should be presented to the Court of Common Council for approval before any transaction is completed.**

The following were present: Committee Chairwoman Glendowlyn L. H. Thames, committee members Council President Thomas J. Clarke II, Majority Leader Julio Concepción, Minority Leader Wildaliz Bermúdez, Councilwoman Cynthia Jennings, Councilman James Sánchez, non-committee council members Assistant Majority Leader John Gale and Councilman Larry Deutsch. Also present were, Health and Human Services Director Gary Rhule, Deputy Director of Development Services Kiley Gosselin, Chief of Operations Bonnie Malloy, Assistant to the Chief of Operations Faith Palmer, Project Manager of Finance Rajpaul Singh, Housing Director Brian Matthews, Metropolitan District Commission (MDC) representative Chris Stone and Brian

McBride, CSEA/AFSCME representatives Daniel Medress and Brian Anderson, AECOM representative Jim Sullivan and resident Alyssa Peterson.

Council President Clarke II introduced an ordinance in an effort to allow the Court of Common Council to pre-approve the sale of the city's capital assets accessed in excess of \$1,000.00 dollars with amended language to include livestock and canines.

Council President Clarke II described the concerns of unilateral decisions to sell two horses with equipment for \$500.00 dollars unbeknownst to the Court of Common Council which had appeared to be well below fair market value.

Questions were raised by Councilwoman Jennings concerning the procedures to establish assessment values. Corporation Counsel was asked by Councilwoman Bermudez to comment, however, they recommended additional research before they would comment.

A motion was made by Councilman Concepción and seconded by Councilwoman Jennings to send this item to full Council with no recommendation.

**Vote Taken: (6-0)**

Committee Members

Chairwoman Thames: Yes

Councilwoman Bermúdez: Yes

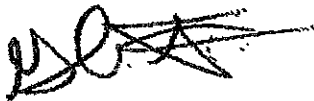
Councilman Clarke: Yes

Councilman Concepción: Yes

Councilwoman Jennings: Yes

Councilman Sánchez: Yes

Respectfully submitted,



Glendowlyn L. H. Thames

Chairwoman of Operations, Management, Budget and Government Accountability Committee

**INTRODUCED BY:**

Council President Thomas J. Clarke II

**COURT OF COMMON COUNCIL**

City of Hartford, November 28, 2016

WHEREAS, the City of Hartford, in a time of financial burden, holds strongly to preserving the quality of life of its residents and takes pride in it being the center pillar of this region, serving as an example and a beacon of light for surrounding municipalities; and

WHEREAS, the City of Hartford has maintained a standard in prestige, cultivated through the dire love of this fine community by those residing and once resided in this the capital city, investing in even its intricacies to maintain our competitiveness to counterparts; and

WHEREAS, the City of Hartford continues to do its best to not compromise services whether large or small as it weighs its decisions against financial sustainability and cost to service for its residents; and

WHEREAS, the City of Hartford Court of Common Council supports the Mayors efforts to eliminate non-essential expenditures that pose a burden to the city's fiscal state at this time, through all appropriate fractions vested with the decision and ability to make determinations as to sale of the City's Capital assets such as livestock and canine; and

WHEREAS, if such determination becomes unclear, the necessary department should seek clarification as to actual value which should without question be relevant and considered to initial value of ownership to the City of Hartford; and

**RESOLVED**, All present and future sales of the City's Capital Assets, such as livestock or canine should be presented to The Court of Common Council for approval before any transaction is completed.

ITEM # 11 ON AGENDA

INTRODUCED BY  
Larry Deutsch

COURT OF COMMON COUNCIL  
February 14, 2017

### Entertainment Tax Resolution

**RESOLVED** that, the members of the Hartford City Council grant for immediate extension (through Resolution and/or Ordinance) of entertainment tax (5% rate) to named and permitted activities and events [to halt additional lost revenue].

Introduced  
by:

HEADING  
AND  
PURPOSE

Majority Leader Julio A. Concepción

ITEM # 12 ON AGEND.

AN ORDINANCE AMENDING CHAPTER 21, SECTION 21-15 OF THE HARTFORD  
MUNICIPAL CODE

COURT OF COMMON COUNCIL,  
CITY OF HARTFORD  
January 23, 2017

Be it ordained by the Court of Common Council of the City of Hartford that Section 21-15 of the  
Municipal Code of Hartford be amended as follows.

Sec. 21-15. - Extended hours convenience store security.

- (a) Every extended hours convenience store shall be equipped with the following security devices  
and standards:
- (1) A fully operative security camera system in place with at least two (2) cameras that are  
capable of recording and retrieving an image to assist in offender identification and  
apprehension. At least one camera shall be positioned to record the main entrance/exit  
area and another camera shall be positioned to record the parking lot area or other area  
assigned for customer parking.
  - (2) A drop safe or cash management device for restricted access to cash receipts.
  - (3) A lighted parking lot illuminated at an intensity of at least two (2) foot-candles per square  
foot at eighteen (18) inches above the surface, if applicable.
  - (4) A conspicuous notice at the entrance which states that the cash register contains fifty  
dollars (\$50.00) or less.
  - (5) Window signage that allows a clear and unobstructed view from outside the building and  
in a normal line of sight of the cash register and sales transaction area.
  - (6) Height markers at the entrance of the extended hours convenience store which display  
height measures.
  - (7) A cash management policy to limit the cash on hand at all times.
- (b) An extended hours convenience store shall not have window tinting that reduces exterior or  
interior view in the normal line of sight.
- (c) Every extended hours convenience store shall be equipped with a silent alarm to a central  
station alarm monitoring company.

This Ordinance shall be effective six months after passage.

# Court of Common Council

CITY OF HARTFORD  
550 MAIN STREET  
HARTFORD, CONNECTICUT 06103



January 23, 2017

Honorable Thomas J. Clarke II, Council President, and  
Members of the Court of Common Council  
City of Hartford  
550 Main Street  
Hartford, CT 06103

**RE: Poet Laureate**

Dear Council President Clarke:

Attached for your consideration is an ordinance creating a Poet Laureate position in the City of Hartford. A committee, as established in the ordinance, will seek applications and make a recommendation to the Court of Common Council, who will in turn appoint the individual as the Poet Laureate for the designated term.

As Hartford continues to face tough economic times, we continue to seek alternative sources of funding that allow the City to provide services that enrich the culture of the community when the City must focus its funds elsewhere. We are very thankful for the Betty Knox Foundation which, along with Hartford Performs, will be providing a \$1000 stipend to the Poet Laureate. This funding will not only provide for a Poet Laureate to celebrate and promote poetry throughout the City; we also hope that it will increase the access of Hartford Public School students to this form of artwork.

We are very pleased that these funders have seen the value of a Poet Laureate for the City of Hartford and have committed themselves to working with us to bring them to fruition.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "John Q. Gale", is written over a horizontal line.

Assistant Majority Leader, John Q. Gale

Introduced  
by:

HEADING  
AND  
PURPOSE

Assistant Majority Leader John Q. Gale

ITEM #

13

ON AGEND.

**AN ORDINANCE ESTABLISHING A POET LAUREATE**

COURT OF COMMON COUNCIL,  
CITY OF HARTFORD  
January 23, 2017

Be it ordained by the Court of Common Council of the City of Hartford that Chapter 2 of the Municipal Code of Hartford be amended to add a new subsection c to section 2-178. Poet Laureate.

**(new) Sec. 2-178c. Poet Laureate established**

- 1) **Appointment.** The City hereby establishes the honorary position of poet laureate of Hartford. The poet laureate shall be appointed by the mayor and confirmed by the court of common council. The term of the poet laureate shall be three years from the date of confirmation. Such designation may be renewed, and shall continue until a new poet laureate is confirmed. The poet laureate shall be a resident of Hartford.
- 2) **Selection.** The commission on cultural affairs shall create an application process, establish selection criteria, and convene a selection committee to recommend a poet to the mayor for appointment. The commission on cultural affairs may consult with any person of its choosing in addition to the selection committee to establish such application and criteria. At a minimum, the application must include a letter of interest, a resume, at least 4 examples of the applicant's work, and three professional references. At a minimum, the selection committee shall consist of at least one person selected by the mayor, at least one member of the court of common council or appointed by the court of common council, at least two people with a demonstrated expertise in poetry or literature who reside in the City of Hartford, and representatives of any funding source for a stipend for the poet laureate. The selection committee shall review all applications, may interview the candidates, and shall forward a selection to the mayor for appointment.
- 3) **Duties.** The responsibilities of the poet laureate shall include, but not be limited to, providing public poetry readings, appearing at public events, encouraging poetry appreciation within the city, and composing and publishing poems. The poet laureate shall promote awareness and appreciation of poetry, spoken word, and writing; shall work with the Hartford Public Library and local schools to promote creative learning through poetry and shall endeavor to instill pride in the community.

This Ordinance shall be effective upon passage.



Luke A. Bronin  
Mayor

February 22, 2016

Honorable Thomas J. Clarke, Council President, and  
Members of the Court of Common Council  
City of Hartford  
550 Main Street  
Hartford, CT 06103

**RE: Promise Zone**

Dear Council President Clarke:

Attached for your consideration is a resolution authorizing the transfer of \$49,900 from the Sundry Account: Non-Operating Department Expenditures to the Mayor's Office and Fringe Benefits Account for the purpose of hiring a Director for the City's Promise Zone Initiative.

By resolution dated November 12, 2014, the Court of Common Council authorized the submission of an application to the U.S. Department of Housing & Urban Development (HUD) for designation of the area of Hartford including the Clay Arsenal, and Upper Albany neighborhoods as a Promise Zone. Subsequently, HUD approved Hartford's application. Promise Zone designation does not involve new direct funding, but does provide the City with preferential access to competitive grants from the Federal Government, technical support, and a capacity building team from AmeriCorps.

Previously, the Promise Zone Director was a City-funded position, but not a City employee. Funding was provided through an agreement with the United Way of Central & Northeastern Connecticut and covered both salary and fringe benefit costs. In order to effectively manage the Promise Zone program and maximize connections with City government, it is my intention to hire a director who will be a City employee within the Mayor's Office. Therefore, I request that the Council approve the transfer of funds necessary to cover the costs of the position through the end of the current fiscal year.

Respectfully submitted,

Luke A. Bronin  
Mayor

550 Main Street  
Hartford, Connecticut 06103  
Telephone (860) 757-9500  
Facsimile (860) 722-6606



**INTRODUCED BY:**  
Luke A. Bronin, Mayor

**COURT OF COMMON COUNCIL**  
City of Hartford, February 22, 2016

**WHEREAS,** The Promise Zone initiative seeks to revitalize underserved communities by creating jobs, increasing economic activity, improving educational opportunities, reducing serious crime, leveraging private capital, and assisting local leaders in navigating federal programs; and

**WHEREAS,** The Promise Zone designation provides cities with preferential access to competitive grants from federal departments such as Housing & Urban Development, Education, Health & Human Services, Justice, and Labor, federal technical support, and a capacity building team from AmeriCorps; and

**WHEREAS,** The Court of Common Council, on November 12, 2014, authorized the Mayor to apply to the U.S. Department of Housing & Urban Development (HUD) for Promise Zone designation and to enter into Memorandum of Understanding with community partners that implements and supports strategies in health and wellness, education, public safety, housing and economic opportunity related to the Promise Zone designation; and

**WHEREAS,** The City of Hartford submitted an application to HUD proposing that Hartford's Clay Arsenal, Northeast, and Upper Albany Neighborhoods be designated as Hartford's Promise Zone; and

**WHEREAS,** The City of Hartford received the Promise Zone designation on April 28, 2015, and the Fiscal Year 2016 Adopted Budget includes a \$250,000 appropriation for Promise Zone expenses within the Sundry Account: Non-Operating Department Expenditures; and

**WHEREAS,** The aforementioned appropriation has been utilized to support the Director of the Promise Zone via a Memorandum of Understanding between the City of Hartford and the United Way of Central and Northeastern Connecticut; and

**WHEREAS,** It is now desirable to create a position of Promise Zone Director within the Mayor's Office, in lieu of a memorandum of Understanding with the United Way; now, therefore, be it

**RESOLVED,** That the Council hereby authorizes the transfer of \$49,900 from Non-Operating Department Expenditures with \$32,200 being transferred to the Mayor's Office for salary expenses and \$17,700 being transferred to the Benefits & Insurances Account in order to support the creation of Director of the Promise Zone position.



**Luke Bronin**  
Mayor

ITEM # 15 ON AGENDA

February 27, 2017

Honorable Thomas J. Clark, Council President, and  
Members of the Court of Common Council  
City of Hartford  
550 Main Street  
Hartford, CT 06103

**RE: Elderly Tax Relief Program**

Dear Council President Clark:

Attached for your consideration, please find an ordinance amending Section 32-18 of the Municipal Code. This amendment will extend the Elderly Tax Relief Program to elderly Hartford homeowners for taxes due on the Grand List of October 1, 2016, and will slightly increase income limits for eligible homeowners over last year's limits.

The Court of Common Council established the Elderly Tax Relief Program, authorized under Section 12-129n of the Connecticut General Statutes, in 1982. The program has been continued annually in order to mitigate the effect of tax increases on lower income Hartford homeowners who are 65 years of age and older. The tax credits are \$500 for a residential property of three dwelling units or less and \$1,500 for a residential property of four dwelling units. Homeowners must apply to the City Assessor between February 1 and May 15 to participate in the program

Income limits for participation in the Elderly Tax Relief Program are currently \$45,500 for an unmarried person and \$52,000 for a married couple. We have reviewed the schedules established by the U.S. Department of Housing & Urban Development (HUD) for programs that benefit low and moderate income households and note that HUD's income limits have increased slightly. Consequently, we recommend an increase in the income limits for the Elderly Tax Relief Program to \$46,000 for an unmarried person and \$52,600 for a married couple. The City's Tax Assessor is available to assist you in your review of this matter.

Respectfully submitted,

A handwritten signature in dark ink, appearing to be "LB", is written over a horizontal line.

Luke A. Bronin  
Mayor

550 Main Street  
Hartford, Connecticut 06103  
Telephone (860) 757-9500  
Facsimile (860) 722-6606

Introduced by: Mayor Luke A. Bronin

HEADING  
AND  
PURPOSE

**AN ORDINANCE AMENDING CHAPTER 32 ARTICLE 18 OF THE MUNICIPAL CODE OF THE CITY OF HARTFORD FOR THE PURPOSE OF EXTENDING THE ELDERLY TAX RELIEF PROGRAM FOR TAXES DUE ON THE LIST OF OCTOBER 1, 2016.**

COURT OF COMMON COUNCIL,  
CITY OF HARTFORD

February 27, 2017

Be It Ordained by the Court of Common Council of the City of Hartford:

That Chapter 32 Article 18, Section 32-18 (j) be amended to read as follows:

**Sec. 32-18. - Tax relief for the elderly.**

(a) Any person who is liable for taxes assessed on real property located in the City, which real property is occupied by such person as his personal residence, whether such person is an owner of the real property or is liable for taxes therein under the provisions of G.S. § 12-48 as a tenant for life or for a term of years, shall be entitled to tax relief in the form of a tax credit, provided that the:

(1) Person is sixty-five (65) years of age or over, or his spouse is sixty-five (65) years of age or over and resides with such person, or the person is sixty (60) years of age or over and the surviving spouse of a taxpayer who would have qualified for tax relief under this program at the time of his death;

(2) Person has been a resident of the City for a period of one (1) year immediately preceding the application for relief;

(3) Property for which the tax credit is claimed is the legal domicile of such person and is occupied by such person for at least one hundred eighty-three (183) days of each year;

(4) Person's qualifying income individually, if unmarried, during the calendar year preceding the claim for tax relief, shall not exceed [forty-five thousand five hundred dollars (\$45,500.00)] forty-six thousand dollars (\$46,000) or jointly, if married, not exceed [fifty-two thousand dollars (\$52,000.00)] fifty-two thousand six hundred dollars (\$52,600).

Qualifying income is defined as adjusted gross income (Internal Revenue Code guidelines) plus tax-exempt interest, dividend exclusions, gifts, bequests, social security benefits, railroad retirement benefits, and income from all other tax-exempt sources, but not including any credits received under this program;

(5) Person shall have applied for property tax relief under any other existing state benefits programs for which he may be eligible; and

(6) Person makes application for tax relief afforded under this program biennially with the City Assessor no earlier than February first, nor later than May fifteenth.

- (b) The amount of the tax credit afforded under this program shall be five hundred dollars (\$500.00) for a residential property of three dwelling units or less and one thousand five hundred dollars (\$1,500) for a residential property of four dwelling units. In any case where title to such real property is recorded in the names of more than one (1) taxpayer, the amount of credit shall be provided in accordance with the fractional share such eligible owner holds in the property.
- (c) The City Assessor is hereby authorized to implement this program, and to adopt such rules and regulations as may be necessary for the proper administration of this program. He may designate agents to act in his name in collecting applications for this program.
- (d) The City Assessor shall determine eligibility for tax relief under this program. He shall compute the amount of credit due each qualified taxpayer, make proper record thereof, and inform the City tax collector of his determination.
- (e) If any person entitled to the tax credit afforded under this program dies or sells the real property on which the tax credit is granted, any credit previously allowed shall be disallowed to the extent of the portion of the fiscal year remaining following the date of death or sale of the property, except where such death or sale results in a surviving spouse, otherwise eligible, acquiring the interest formerly held by the taxpayer.
- (f) The tax relief afforded under this program to a taxpayer in no event shall, together with any relief received by such residents under the provisions of G.S. §§ 12-129b to 12-129d inclusive, 12-129h, and 12-170aa, exceed, in the aggregate, seventy-five (75) percent of the tax which would, except for G.S. §§ 12-129b to 12-129d inclusive, 12-129h, and 12-170aa, and this program, be laid against such taxpayer.
- (g) The City hereby waives any right to establish a lien which it may have under the provisions of G.S. § 12-129n(f).
- (h) Affidavits, applications or other documents presented in support of the application for tax relief shall remain confidential and shall not be disclosed except in connection with an investigation of fraud or other misrepresentation as to eligibility.
- (i) The total of all credits granted under the provisions of this program shall be limited to ten (10) percent of the total real property tax levied in the City in the preceding fiscal year. If the total of all credits which would be granted except for this section exceeds an amount equal to ten (10) percent of the total real property tax levied in the City in the preceding fiscal year, then each such credit shall be reduced on a pro rata basis so that the total credits equals ten (10) percent of the total real property tax assessed.
- (j) This section shall apply for taxes due on the list of October 1, [2015] 2016, only.

This ordinance shall take effect upon adoption.

**INTRODUCED BY:**

Council President Thomas J. Clarke II

**COURT OF COMMON COUNCIL**

City of Hartford, February 27, 2017

**WHEREAS**, the Governor has proposed relocating a 21- bed detox program from the Department of Mental Health and Addiction Services' Blue Hills campus in Hartford to Connecticut Valley Hospital in Middletown, despite attesting that services will not be reduced in his FY 2018 and FY 2019 budget; and

**WHEREAS**, the City of Hartford has identified that such a removal of this vital service in a time of steady increase in opioid overdoses and mental health epidemic reflected in our monthly report of call to service by the Fire and Police Department, the city further emphasizes the detriment such removal of these services may cause to our residents as the Fire Department has increased it dose amount from .2 to .4 to combat this epidemic plaguing our communities; and

**WHEREAS**, in an effort by the governor to restructure state operated services through reduced funding, to consolidate and relocate detoxification services, the Capital Region Mental Health Center located at 500 Vine Street is the only facility of its kind in the Hartford County. A region supporting the capital city and other towns vital to this region and it's residents; and

**WHEREAS**, the City of Hartford Court of Common Council strongly believes the relocation of these beds from this facility would be a direct attack on the Capital City and this region who currently has a save rate from overdoses of 84%; and

**RESOLVED**, The Court of Common Council requests the Connecticut General Assembly not to approve the removal of 21 beds and mental health services from the Capital Region Mental Health Facility located at 500 Vine Street to the CT Valley Hospital located in Middletown Connecticut.

**INTRODUCED BY:**

Majority Leader Julio Concepción  
Minority Leader Wildaliz Bermudez  
Councilman James Sanchez

**COURT OF COMMON COUNCIL**  
**City of Hartford, February 27, 2017**

**WHEREAS,** Operation PROM is a national non-profit organization that has been making dreams come true since 2005 by providing dresses, tuxedos and more to deserving students who otherwise could not afford them, and the event has been happening in Hartford since 2014 in coordination with Hartford Public Schools; and

**WHEREAS,** There is no request from the Operation Prom organization and other sponsors of the event for any City contributions, or fee waiver approval; now, therefore, be it

**RESOLVED,** That the Court of Common Council approves this event to be held on Sunday, April 9th 2017 from 8:00 a.m. to 5:00 p.m. at Hartford City Hall located at 550 Main Street with no liability to the City of Hartford and the event must be free and open to the public.

INTRODUCED BY:  
Councilman Larry Deutsch

Court of Common Council  
City of Hartford Feb 27th, 2017

**WHEREAS**, the former Mayor and his immediate staff, the city administration, the former Director of Development Services and other stakeholders rushed and prematurely issued a "Request for Proposals for a Public Private Partnership" tethered to a proposed 9,000 seat minor league baseball stadium in the city's Downtown North neighborhood; and,

**WHEREAS**, the former Mayor, his immediate staff, the city administration, the former Director of Development Services and other stakeholders undertook in secret negotiations with the minor-league baseball team owners and other downtown stakeholders a plan to deprive the City of New Britain of their team and relocate the New Britain Rock Cats franchise to Hartford expressed by the former Mayor as a "done deal"; and,

**WHEREAS** the former Mayor and his staff, corporation counsel, the Development Services Director and other stakeholders only received two credible responses and then hastily awarded the politically-connected company DoNo Hartford, LLC (a hastily formed limited liability corporation) as the sole designated master developer ("Developer") with no previous track record of successes for design and building a baseball stadium sports complex; and,

**WHEREAS**, the city administration intended to enter an arranged agreement with the Center Plan Companies whereby through the DoNo Hartford company originally proposed to plan, design and build a \$60 million minor league baseball stadium at the city's general obligation bond expense on city-owned properties located at 1214 Main Street and 271-273 Windsor Street, and,

**WHEREAS**, the original Resolution was withdrawn by the former Mayor and city administration and the prior intended public private partnership was altered due to the public outcry of public dollars put at risk and a stadium development authority was created to legally circumvent any public approval referendum and private objections to benefit various undisclosed private and corporate interests who stood to gain the most financially at the city's risk and expense; and,

**WHEREAS**, the previous administration's and city council's publicly stated commitment that the stadium would be a catalyst for additional development which would include a necessary supermarket in Downtown North won't will not materialize for Hartford residents, and now there are no plans to build a supermarket for Hartford residents, and

**WHEREAS**, the previous administration's and city council's publicly stated commitment that the stadium wouldn't be paid for by city tax payers has not been kept, and

**WHEREAS**, the current Mayor has been speaking with Hartford's neighboring towns about the need to regionalize the Greater Hartford area and many times citizens and leaders from these towns have pointed to the baseball stadium as the quintessential example of Hartford's reckless fiscal practices in the past as a reason to not want to financially help Hartford and,

**WHEREAS**, the current city administration faces at least a \$22 million deficit in the current budget and at least a \$50 million-dollar deficit for next year's budget proves that the annual payment required from the city is unaffordable, with State government facing its own fiscal crisis and more future deficits likely, and now therefore,

**BE IT RESOLVED**, that the city administration should advertise and put up for sale Dunkin Donuts Park for the price of total development cost plus 6% as soon as possible giving the current "corporate consortium" including Dunkin Donuts, Aetna, Travelers, Yard Goats ownership, Bear's Barbecue, Hooker Brewery, etc. the right of first refusal.

**INTRODUCED BY:**

Assistant Majority Leader John Q. Gale

**COURT OF COMMON COUNCIL**

**City of Hartford, February 27, 2017**

**RESOLVED**, That the Court of Common Council appoints Avery Buell (R) 196 North Beacon Street, Hartford, CT to the Metropolitan District Commissioner for a term ending December 31, 2021.